

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MENDOCINO COUNTY

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						44	42				
(10) Total by Income Table A/A3			0	0	44	42					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	29	0	1	5	9	44	0
No. of Units Permitted for Above Moderate	28	0	0	5	9	42	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	40	0	0	0	0	0	0	0	0	0	0	40
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	27	0	0	0	0	0	0	0	0	0	0	27
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		27	0	0	0	0	44	0	0	0	0	44	0
Above Moderate		74	0	0	0	0	42	0	0	0	-	42	32
Total RHNA by COG. Enter allocation number:		168	0	0	0	0	86	0	0	0	0	86	99
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Action 5.1d	Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	Ongoing	See Action 5.1c.
Action 4.3i	Amend the Commercial (C-1, C-2) zones to allow for emergency and transitional housing by right.	Initial / Intermediate Phase	PBS has amended its zoning ordinance to allow emergency and transitional housing by right in C-1 and C-2.
Action 5.1c	Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and practices, and alternative stormwater management systems for larger projects.	Ongoing	PBS initiated a zoning amendment to require stormwater management in the Town of Mendocino and has commenced its Stormwater Management Program which encourages rainwater collection.

Action 5.3a	Green Building codes: Amend the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation.	Intermediate Phase	The County adopted green building code provisions in its building code.
Action 6.2e	Rehabilitation Loan Program: Assist CDC in offering loan programs for home improvement as well as water and septic system repairs and upgrades to income-eligible households through the County's Rehabilitation Loan Program by informing property owners with housing units in need of upgrades of the resource.	Ongoing	Rehabilitation of septic facility in Anderson Valley, in partnership with Anderson Valley Housing Authority and Mendocino County Department of Environmental Health, rehabilitating 3 housing units, totaling 9 bedrooms, that were previous substandard housing for farmworker housing using CDBG/HOME funds.
Action 1.3a	Annexation: Pursue a Master Tax sharing agreement with incorporated Cities.	Ongoing	The County is continuing to work with the City of Ukiah in pursuant to a tax-sharing agreement.
Action 1.5e	Require all residential building permit applications to specify if the unit is in the Coastal Zone.	Ongoing	PBS has building permit reporting capabilities to identify all residential building permits issued in the Coastal Zone.
Action 2.1b	Rehabilitation: Continue code enforcement actions to identify sub-standard housing and/or sanitary facilities.	Ongoing	Rehabilitation of a septic facility in Anderson Valley, in partnership with Anderson Valley Housing Authority and Mendocino County Department of Environmental Health, rehabilitating 3 housing units, totaling 9 bedrooms, that were previously substandard housing for farmworker housing.
Action 1.1a	Minimize impacts to health and safety by zoning residential units away from incompatible uses.	Ongoing	PBS evaluates all zone changes for land use compatibility with nearby residential areas.
Action 1.1b	Minimize Natural Hazard Risks: Assist in the identification of natural hazard areas by assisting community realtors and prospective home buyers with GIS.	Ongoing	PBS continues to offer mapping services to property owners and the public that identify potential hazard areas.
Action 1.1c	Create neighborhoods with mixed densities, types, and affordability levels.	Ongoing	Completed pursuant to compliance with UVAP (LU 1.3 d)
Action 1.2a	Initiate partnerships to create infrastructure and develop housing.	Initial	PBS prepared a list of list of active local developers, agencies, and community organizations.
Action 1.2b	Work with affordable housing developers to identify and address affordable housing needs.	Ongoing	PBS prepared a list of active local developers, agencies, and community organizations. PBS reached out to property owners and community organizations offering

			information and assistance regarding farmworker housing opportunities.
Action 1.2d	Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.	Ongoing	Rehabilitation of septic facility in Anderson Valley, in partnership with Anderson Valley Housing Authority and Mendocino County Department of Environmental Health, rehabilitating 3 housing units, totaling 9 bedrooms, that were previously substandard housing for farmworker housing.
Action 1.3b	Coordinate with the Redevelopment Agency to implement the goals and policies of the Housing Element.	Ongoing	Redevelopment Agency has dissolved therefore no action is required. Modify action in next HE update.
Action 3.1a	Range of Housing Opportunities: Work with developers to include a variety of housing types in new development. Consider reduced setbacks or other incentives.	Ongoing	PBS adopted an Inclusionary Housing Ordinance that gives developer incentives to include a range of housing opportunities in residential projects
Action 3.1d	Rezone an additional 8 acres to R-3 and 16 acres to the newly created MU (Mixed Use) land use category, or some other combination thereof.	Initial / Intermediate Phase	PBS commenced rezoning of the 16-acres with the preparation of staff reports for Planning Commission public hearings. Estimated completion date is July 2014.
Action 3.1e	Develop a Mixed Use zoning designation that will allow up to 29.04 units per acre and include design criteria.	Initial Phase	PBS continues to work on the Mixed Use Ordinance. The estimated completion date is July, 2014.

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General Comments: